

ZONING STAFF REPORT

Date: October 27, 2014

Meeting Date: November 5, 2014

Case No.: ZC14-10-092

Determination: Approved Amended Postponed Denied

Prior Action: postponed (10/07/14)

Posted: 10/17/14

GENERAL INFORMATION

REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)

LOCATION: Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd ; S26, T8S, R14E; Ward 8, District 14

SIZE: 32.95 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish & Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residential, Undeveloped & Multi-Family	A-4 (Single Family Residential District) & HC-3 (Highway Commercial District)
South	Undeveloped & Office Warehouse	HC-3 (Highway Commercial District)
East	Hwy 11 & Undeveloped	Undeveloped
West	Office Warehouse	I-2 (Industrial District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-4 (Single Family Residential District). The 2025 future land use plan designates the site to be developed with residential uses, commercial uses and conservation area. Staff feels that the current zoning of the site is appropriate, considering its location along Hwy 11 and that it was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, it is abutting HC-3 Highway Commercial zoning to the south and I-2 Industrial District to the west.

Note that the site is currently developed with single family residences, which are permitted under the HC-3 zoning district.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 (Single Family Residential District) designation be denied.

CASE NO.: ZC14-10-092
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd ; S26, T8S, R14E; Ward 8, District 14
SIZE: 32.95 acres



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Determination: Approved Amended Postponed Denied

Prior Action: postponed (10/07/14)

Posted: 10/17/14

GENERAL INFORMATION

REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District)

LOCATION: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street; S26, T8S, R14E; Ward 8, District 14

SIZE: 11 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish & Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential, Commercial & Undeveloped	HC-3 (Highway Commercial District) & A-4 (Single Family Residential District)
South	Residential & Undeveloped	
East	Undeveloped	
West	Undeveloped	

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

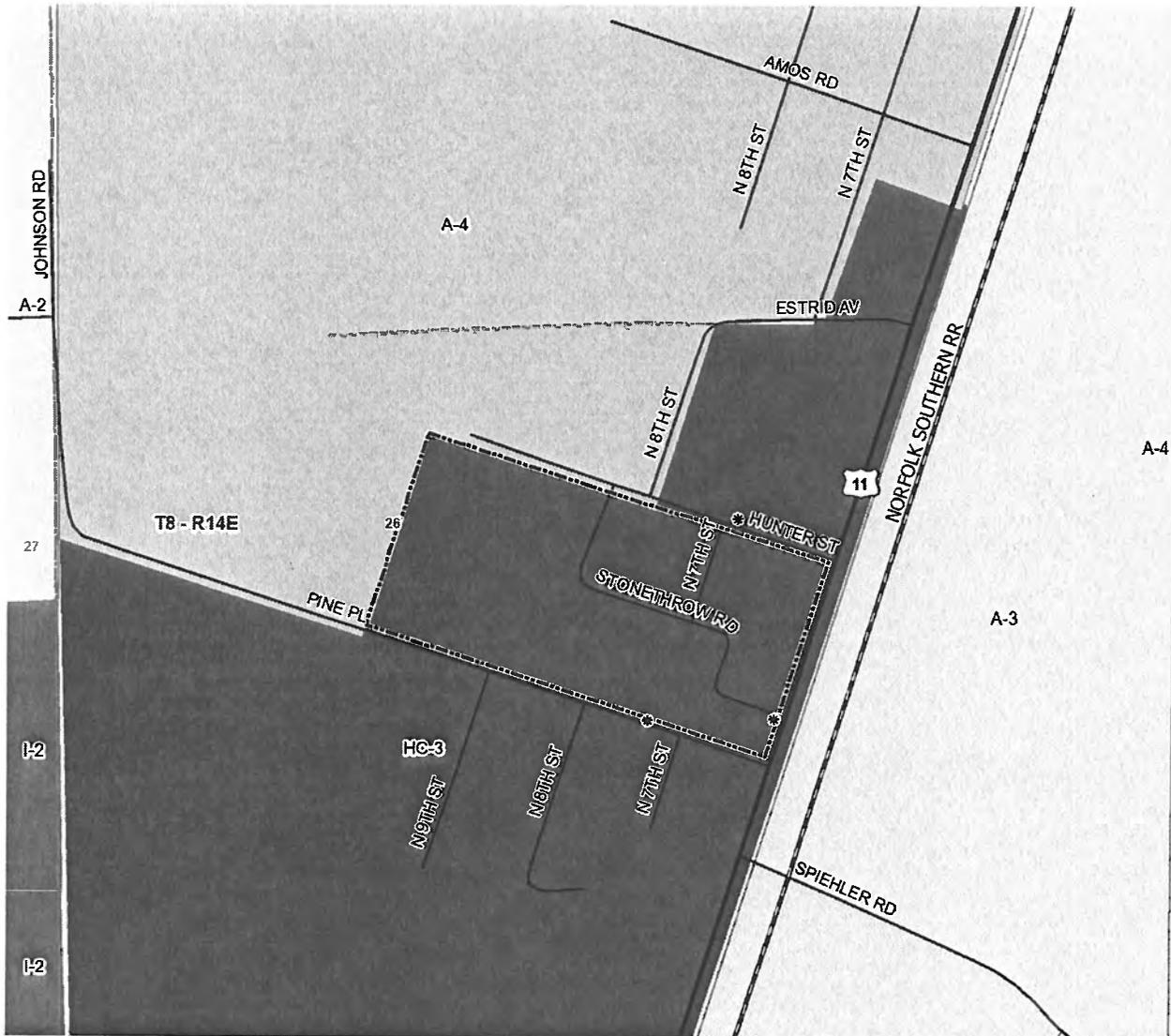
The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District). The site is located on the west side of US Highway 11, north of Pine Place, south of Hunter Street. The 2025 future land use plan calls for the site to be developed with residential uses. The site is currently developed with multiple family dwellings and undeveloped land. The requested zoning change to A-8 would allow for the existing multiple family dwellings to remain and for future multi family development at a maximum density of 1 unit per 1500 square feet of property.

Staff feels that there is no compelling reason to recommend approval, considering that the site is located along Hwy 11 and that it was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, the site is currently abutting HC-3 zoning on the north and south sides. Note that the HC-3 zoning district allows for multiple family dwellings.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-8 (Multiple Family Residential District) designation be denied.

CASE NO.: ZC14-10-093
REQUESTED CHANGE: From HC-3 (Highway Commercial District) to A-8 (Multiple Family Residential District)
LOCATION: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street; S26, T8S, R14E; Ward 8, District 14
SIZE: 11 acres



ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____
COUNCIL SPONSOR MR. BELLISARIO PROVIDED BY COUNCIL OFFICE
INTRODUCED BY _____ SECONDED BY _____
ON THE _____ DAY OF _____

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME I (ZONING), TO ADD A NEW ZONING CLASSIFICATION: SECTION 5.33A AT-2 ANIMAL TRAINING/HOUSING DISTRICT (ZC14-11-096).

WHEREAS, the St. Tammany Parish Council, considered the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Council has determined that it is in the best interest of the businesses and citizens of St. Tammany Parish to provide such clarification.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Unified Development Code Volume I - Zoning, be amended by adding Sections 5.3301A AT-2 Animal Training/Housing District.

See Attachment A - Section 5.3301A AT-2 Animal Training/Housing District.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

ORDINANCE CALENDAR NO. _____

ORDINANCE COUNCIL SERIES NO. _____

PAGE 2 OF 2

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE
PARISH COUNCIL ON THE _____ DAY OF _____ AND BECOMES ORDINANCE
COUNCIL SERIES NO. _____

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: _____, 2014

Published adoption on: _____, 2014

Delivered to Parish President: _____, 2014 @ _____

Returned to Council Clerk: _____, 2014 @ _____

Section 5.33 AT-2 Animal Training/Housing District

5.3301 PURPOSE

The purpose of this district is to provide for the location of small scale animal related functions to minimize the conflict with nearby residential uses.

5.3302 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Horse Riding
2. Animal Training

5.3303 Temporary Uses - None

5.3304 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the AT-2 District shall be twenty thousand (20,000) square feet for new construction..
- B. Minimum Lot Area
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Maximum Lot Area
No new lot shall be created that is more that five (5) acres in area.
- F. Minimum Area Regulations
 1. Minimum Lot Width - For each zoning lot the minimum lot width shall be one hundred (100) feet.
 2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
 3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
 4. Transitional Yard - Where AT District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
 - a. Where lots in AT District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In AT District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - c. In AT District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - d. In AT District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback

shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

G. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

H. Height Regulations

No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

I. Design criteria

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

ZONING STAFF REPORT

Date: October 27, 2014

Meeting Date: November 5, 2014

Case No.: ZC14-11-097

Determination: Approved Amended Postponed Denied

Posted: 10/17/14

GENERAL INFORMATION

PETITIONER: Marigny Land LLC
OWNER: Marigny Land LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the northeast corner of Destin Street & Marigny Street, west of Lamarque Street, being part of Square 237, Town of Mandeville Subdivision ; S38, T8S, R11E; Ward 4, District 7
SIZE: 1.55 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-4 (Single Family Residential District)
South	Residential	A-4 (Single Family Residential District)
East	Residential	A-4 (Single Family Residential District)
West	Residential	NC-4 (Neighborhood Institutional District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

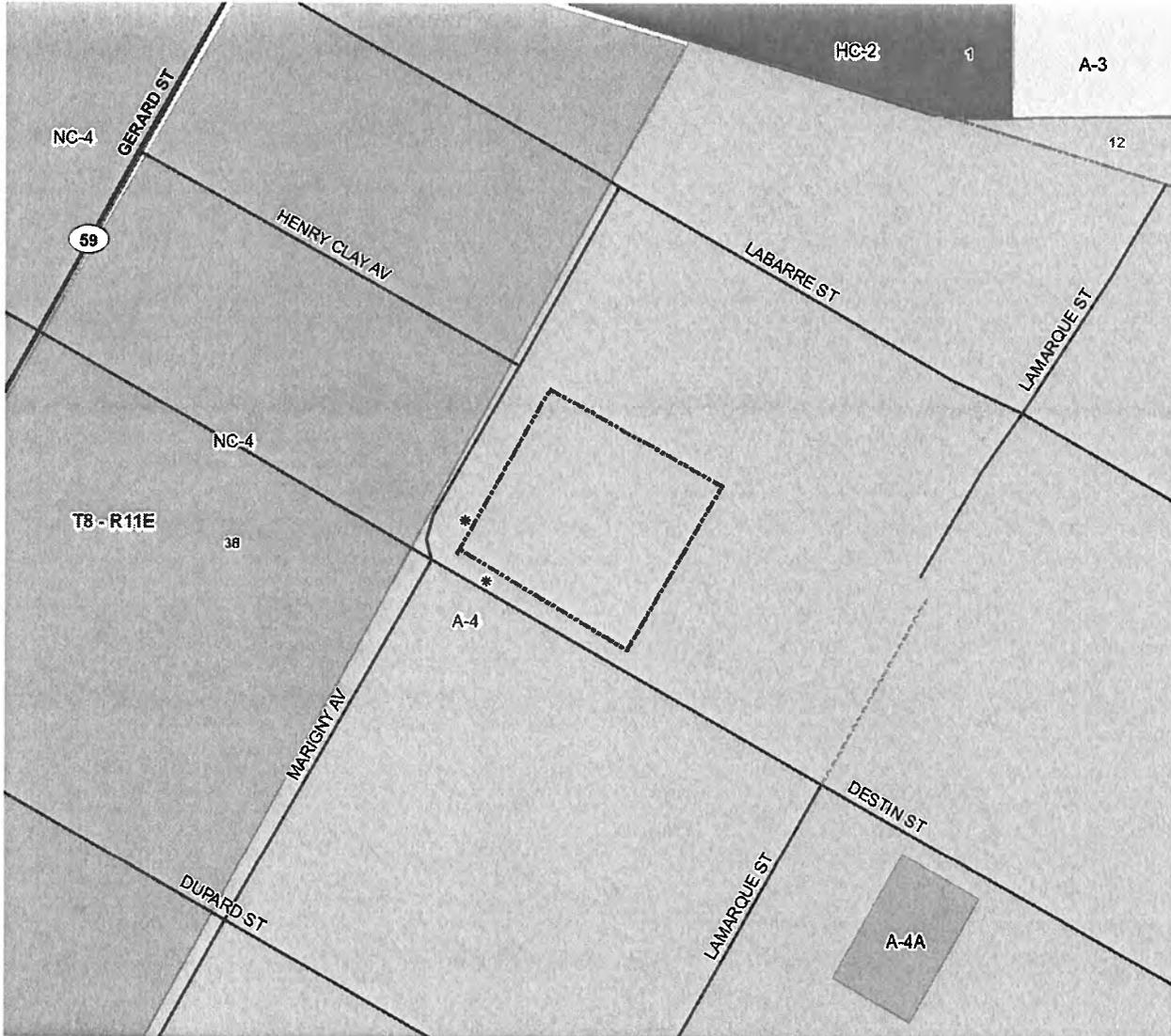
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to A-4A (Single Family Residential District). The site is located on the northeast corner of Destin Street & Marigny Street, west of Lamarque Street, being part of Square 237, Town of Mandeville Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request, considering that the site is surrounded by single family residences on a variety of lots sizes, creating a mix density in the area meeting the A-4 and the A-4A zoning districts.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single Family Residential District) designation be approved.

CASE NO.: ZC14-11-097
PETITIONER: Marigny Land LLC
OWNER: Marigny Land LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the northeast corner of Destin Street & Marigny Street, west of Lamarque Street, being part of Square 237, Town of Mandeville Subdivision ; S38, T8S, R11E; Ward 4, District 7
SIZE: 1.55 acres

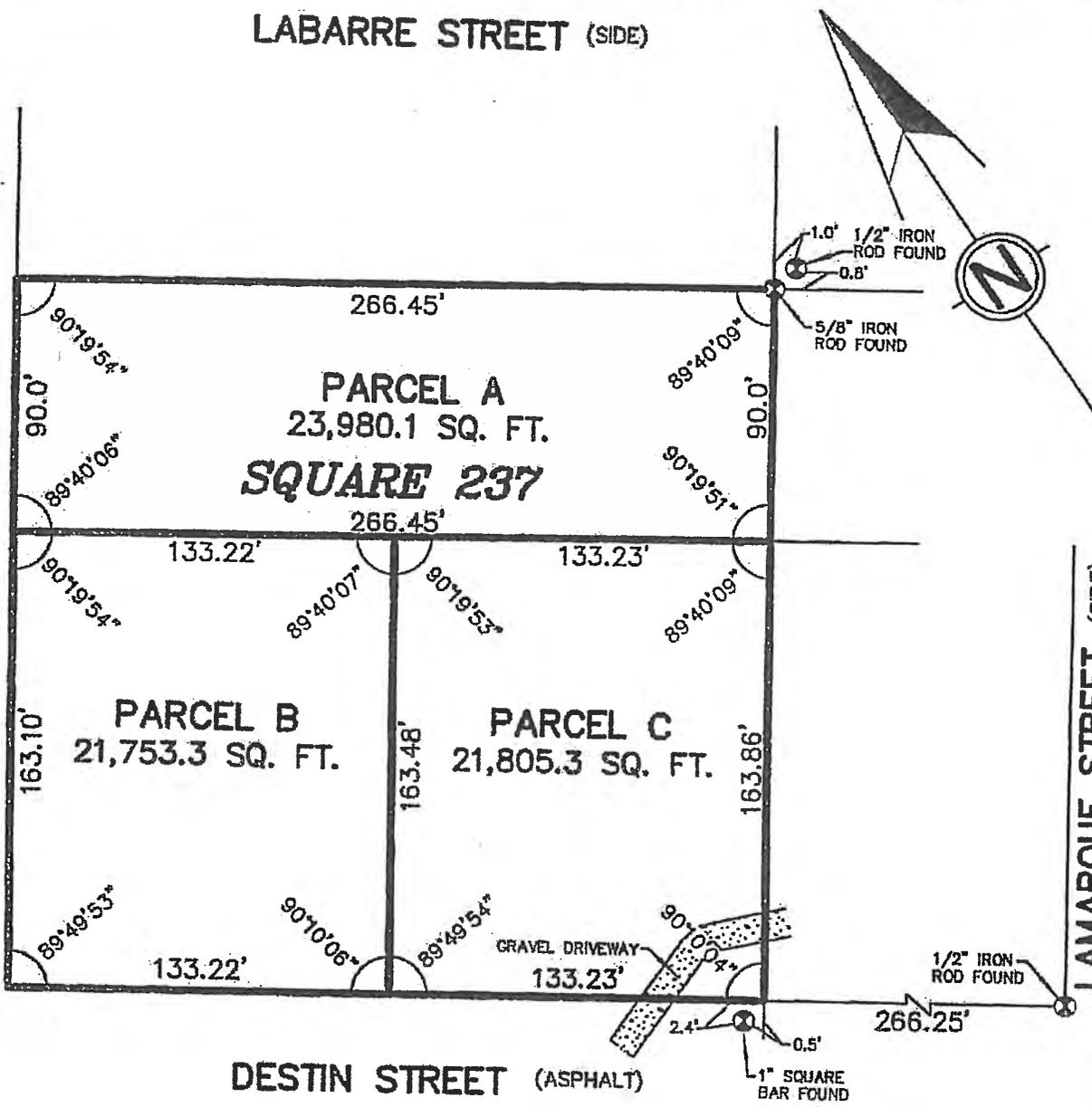


2014-11-097

LABARRE STREET (SIDE)

MARIGNY AVENUE (ASPHALT)

LAMARQUE STREET (SIDE)



DESTIN STREET (ASPHALT)

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0360 C, dated April 2, 1991.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.
3. 1/2" Iron Rods to be set upon approval.

APPROVAL:

A RESUBDIVISION OF THE SOUTHWEST 1/4 OF SQUARE 237 INTO PARCELS A, B, & C, CITY OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

(985) 892-1549
503 N. JEFFERSON AVENUE

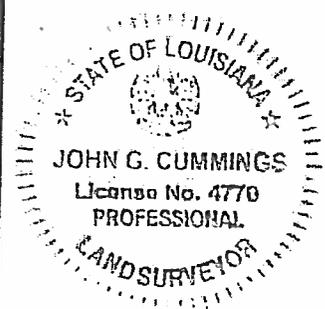
COVINGTON, LA 70433

PLAT PREPARED FOR: *Estate of Edna Carriere*

SHOWING A SURVEY OF: A RESUBDIVISION OF THE SW 1/4 OF SQUARE 237 INTO PARCELS A, B, & C, CITY OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 13268

DATE: 10-14-2013

REVISED:

ZONING STAFF REPORT

Date: October 27, 2014

Meeting Date: November 5, 2014

Case No.: ZC14-11-098

Determination: Approved Amended Postponed Denied

Posted: 10/17/2014

GENERAL INFORMATION

PETITIONER: Jeffery Schoen
OWNER: Logan's Trace, LLC
REQUESTED CHANGE: From PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the east side of Thompson Road, north of Reilly Road; S39 & 41, T9S, R13E & 14E; Ward 9, District 11
SIZE: 60.129 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1 Suburban District
South	Residential	A-3 Suburban District
East	Residential/Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

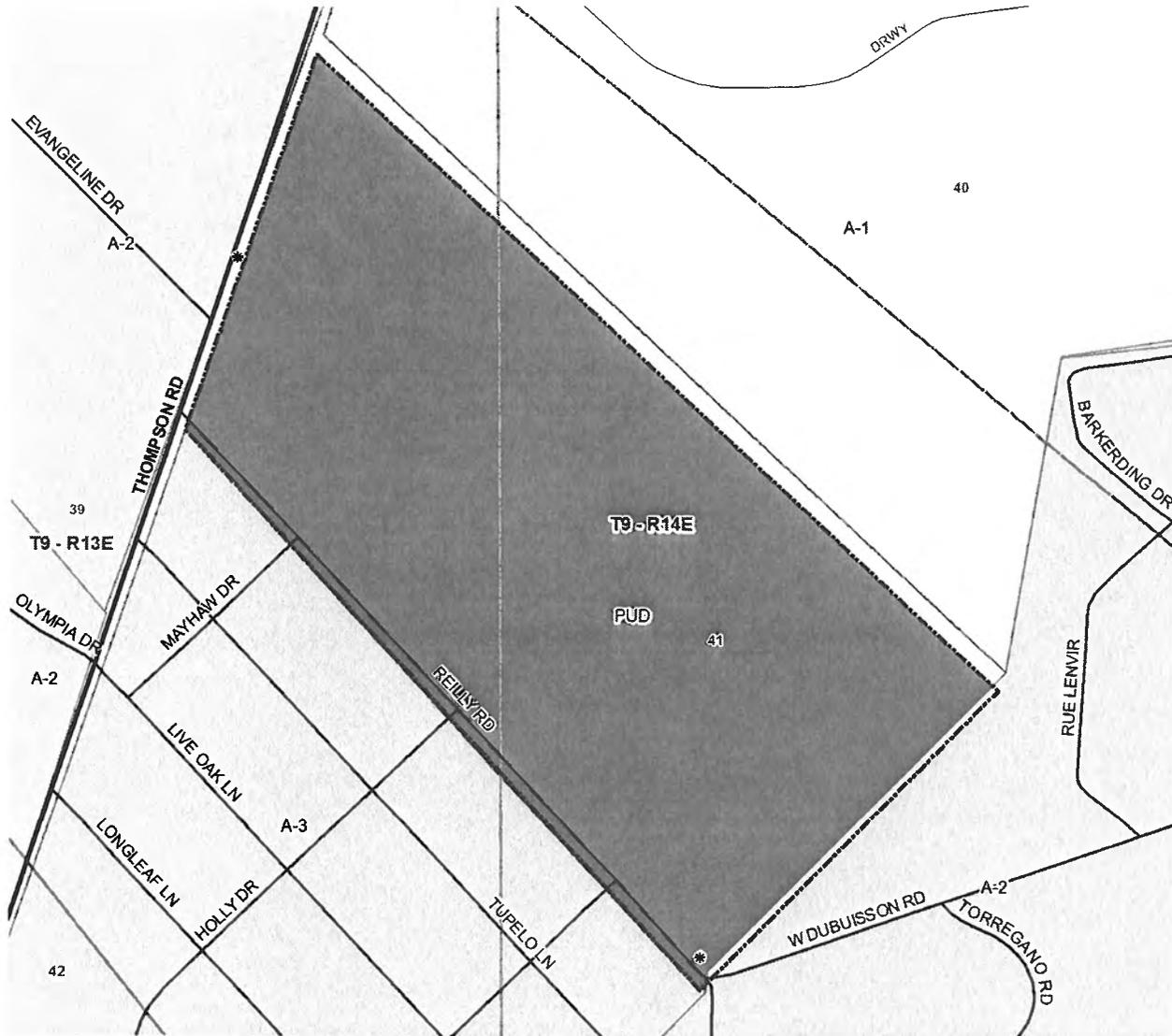
The petitioner is requesting to change the zoning from PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District). The site is located on the east side of Thompson Road, north of Reilly Road. The 2025 Future Land Use Plan calls for the area to be developed as a Planned Districts including single family residences and conservation uses. The parcel in question was originally rezoned to PUD (ZC01-06-044) and received preliminary approval for a residential development called Logan's Trace.

Staff feels that the requested zoning change would be appropriate for the area considering that the CB-1 zoning allows for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. It would also meet the objectives of the Planned District definition which allows for recreational uses and for conservation area. Note that the site is proposed to be developed as a recreational facility.

STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 (Community Based Facilities District) designation be approved.

CASE NO.: ZC14-11-098
PETITIONER: Jeffery Schoen
OWNER: Logan's Trace, LLC
REQUESTED CHANGE: From PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the east side of Thompson Road, north of Reilly Road; S39 & 41, T9S, R13E & 14E; Ward 9, District 11
SIZE: 60.129 acres



ZONING STAFF REPORT

Date: October 27, 2014
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Meeting Date: November 5, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Eugene Hotard
OWNER: Donald C. & Betty Forestier Guillet
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the west side of LA Highway 434, east of P. W. Vortisch Road; S33, T7S, R13E & S4, T8S, R13E; Ward 6 & 7, District 11
SIZE: 3 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District & PUD Planned Unit Development Overlay
West	Residential/ Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

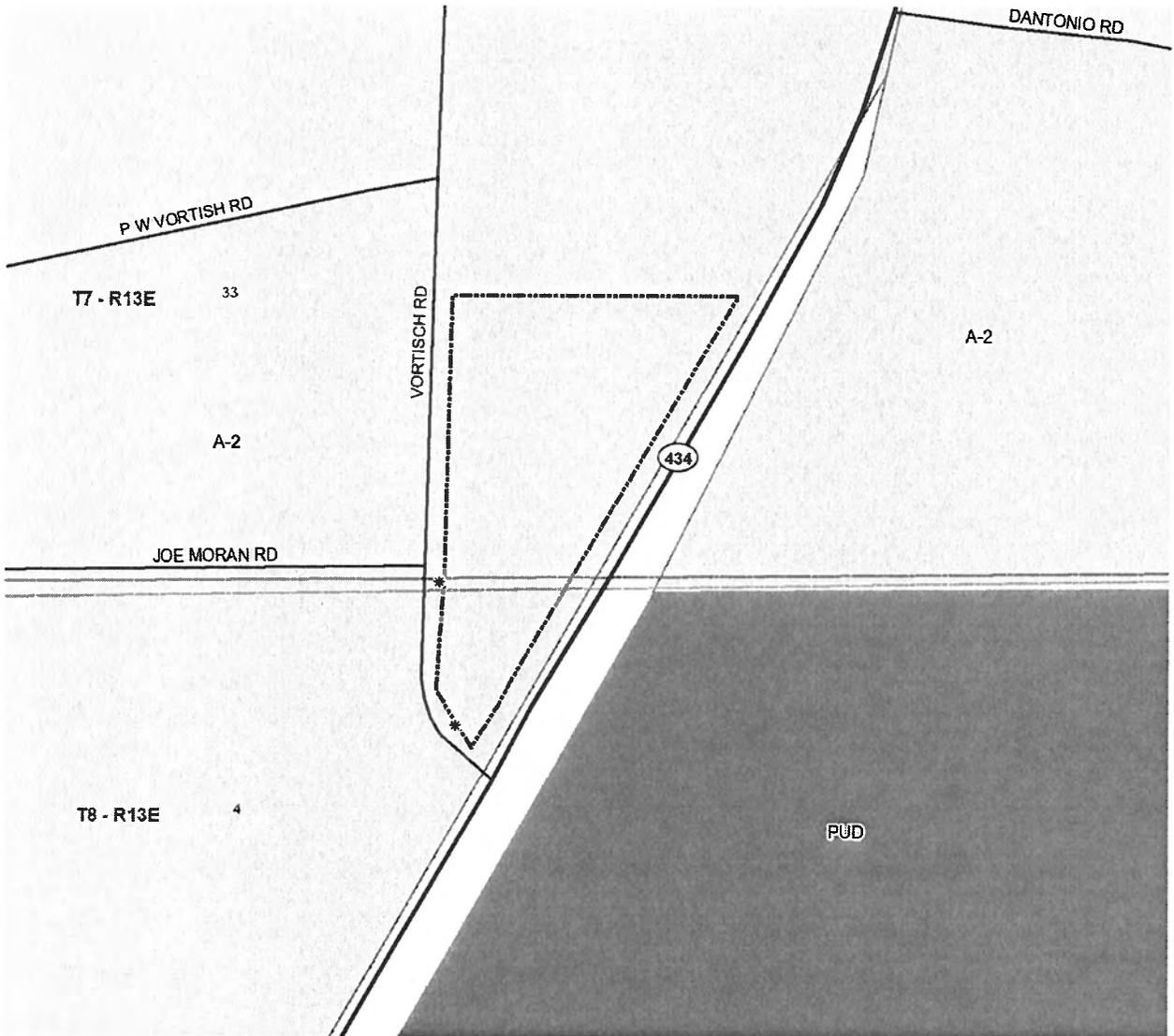
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay). The site is located on the west side of LA Highway 434, east of P. W. Vortisch Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Considering the rural character of the area, staff does not have any objection to the request for a Rural Overlay.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.

CASE NO.: ZC14-11-099
PETITIONER: Eugene Hotard
OWNER: Donald C. & Betty Forestier Guillet
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the west side of LA Highway 434, east of P. W. Vortisch Road; S33, T7S, R13E & S4, T8S, R13E; Ward 6 & 7, District 11
SIZE: 3 acres



ZONING STAFF REPORT

Date: October 27, 2014

Meeting Date: November 5, 2014

Case No.: ZC14-11-100

Determination: Approved Amended Postponed Denied

Posted: 07/17/14

GENERAL INFORMATION

PETITIONER: Henry Billiot
OWNER: REIHER LLC
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court; S3, T7S, R10E; Ward 1, District 3
SIZE: 17.04 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State & Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	I-2 (Industrial District)
South	Undeveloped & Residential	A-2 (Suburban District)
East	Undeveloped & Industrial	I-2 (Industrial District) & CB-1 (Community Based Facilities District)
West	Undeveloped & Residential	A-3 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Commercial – Industrial – Conservation – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The petitioner is requesting a PUD (Planned Unit Development Overlay). The site is proposed to be developed as a residential subdivision of 46 lots and 1 lot to be used for the Club House. As shown on the plan, different lot sizes are proposed to be provided, according to location and the configuration of the site. The design of the site takes into consideration the existing wetlands, the required detention and the Soap & Tallow Creek directly abutting the site, to the south. As shown on the plan, the site is directly abutting Hwy 1077; however, it is proposed to be accessed from Willow Bend Drive, in order to avoid creating two accesses side by side along Hwy 1077.

Note that a zoning change request (ZC14-11-101) to A-4 (Single Family Residential District) has been submitted for the same site.

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

As required under Section 6.0103 A.4. of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

Current gross density of this property, according to the requested zoning change to A-4 Single Family Residential District is at 4 units per acre, which would allow for 68 units. The net density would allow for 51 units. The proposal is for 47 units with a net density would be 2.75 units per acre.

GREENSPACE

A total of 5.94 acres (34.86%) of greenspace is proposed to be provided within the subdivision including 0.37 acre dedicated to active recreation and 5.57 acres dedicated to passive recreation. The active amenities will include a club house and exercise stations along the walking path. The passive amenities will include greenspace, walking path, gazebo, picnic tables and benches.

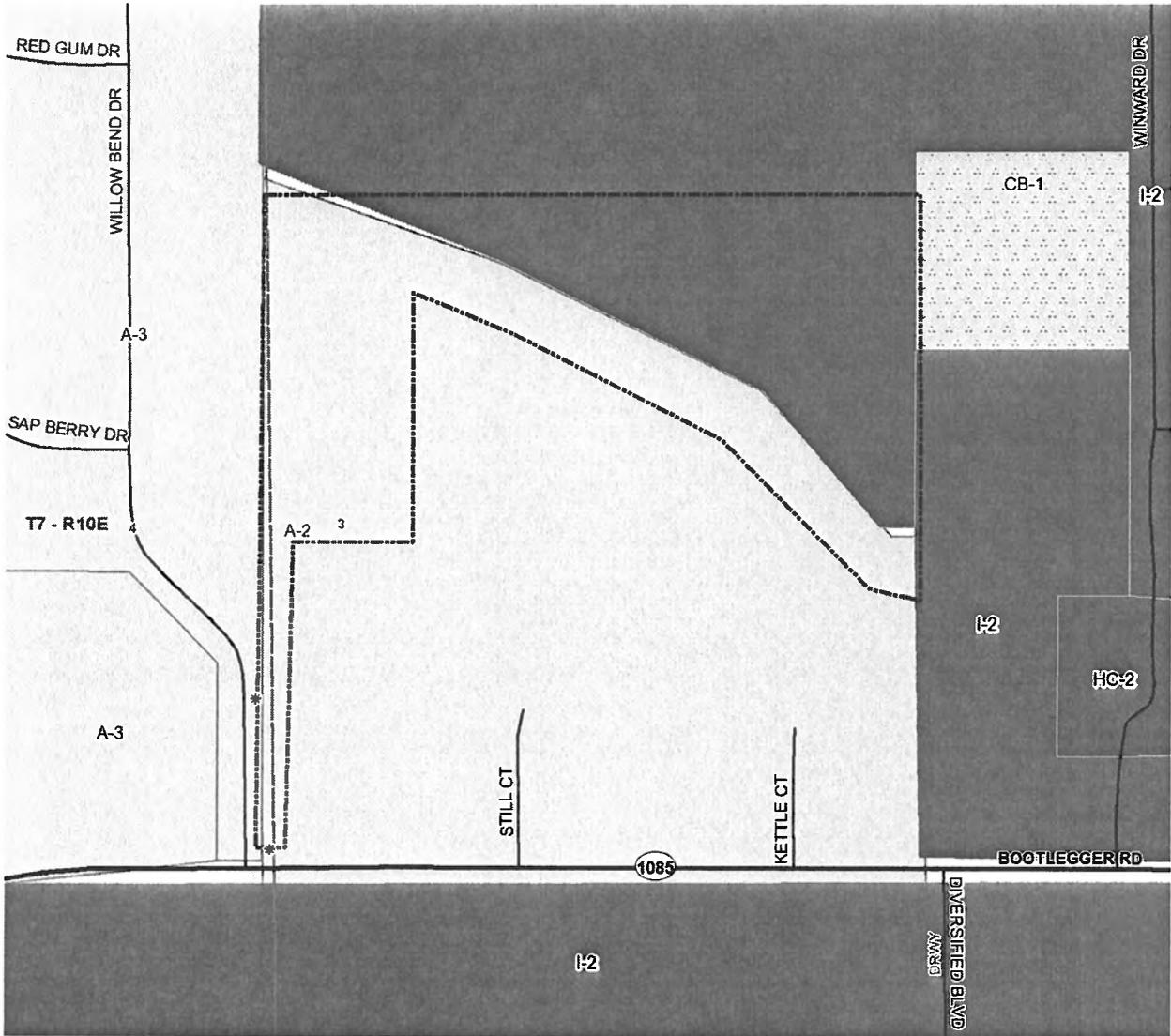
COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a Planned District with commercial and industrial uses and conservation area. The proposed development does not meet the 2025 future land use plan. However, the proposed development is appropriate for the area considering that it is abutting the Willow Bend & Bootlegger Run residential subdivisions.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be postponed, as further review of the requested is necessary, considering that the PUD is proposed to be redesigned.

CASE NO.: ZC14-11-100
PETITIONER: Henry Billiot
OWNER: REIHER LLC
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court; S3, T7S, R10E; Ward 1, District 3
SIZE: 17.04 acres





2014-11-1102

ACTIVE RECREATION:
5.84 TOTAL ACRES (34.86% OF TOTAL AREAS)
0.36 ACRES (CLUB HOUSE, 6.1% OF TOTAL GREEN SPACE)
0.01 ACRES (EXERCISE STATIONS, 2.0% OF TOTAL GREEN SPACE)
5.84 ACRES (WALKING PATHS, 94.9% TOTAL GREEN SPACE)

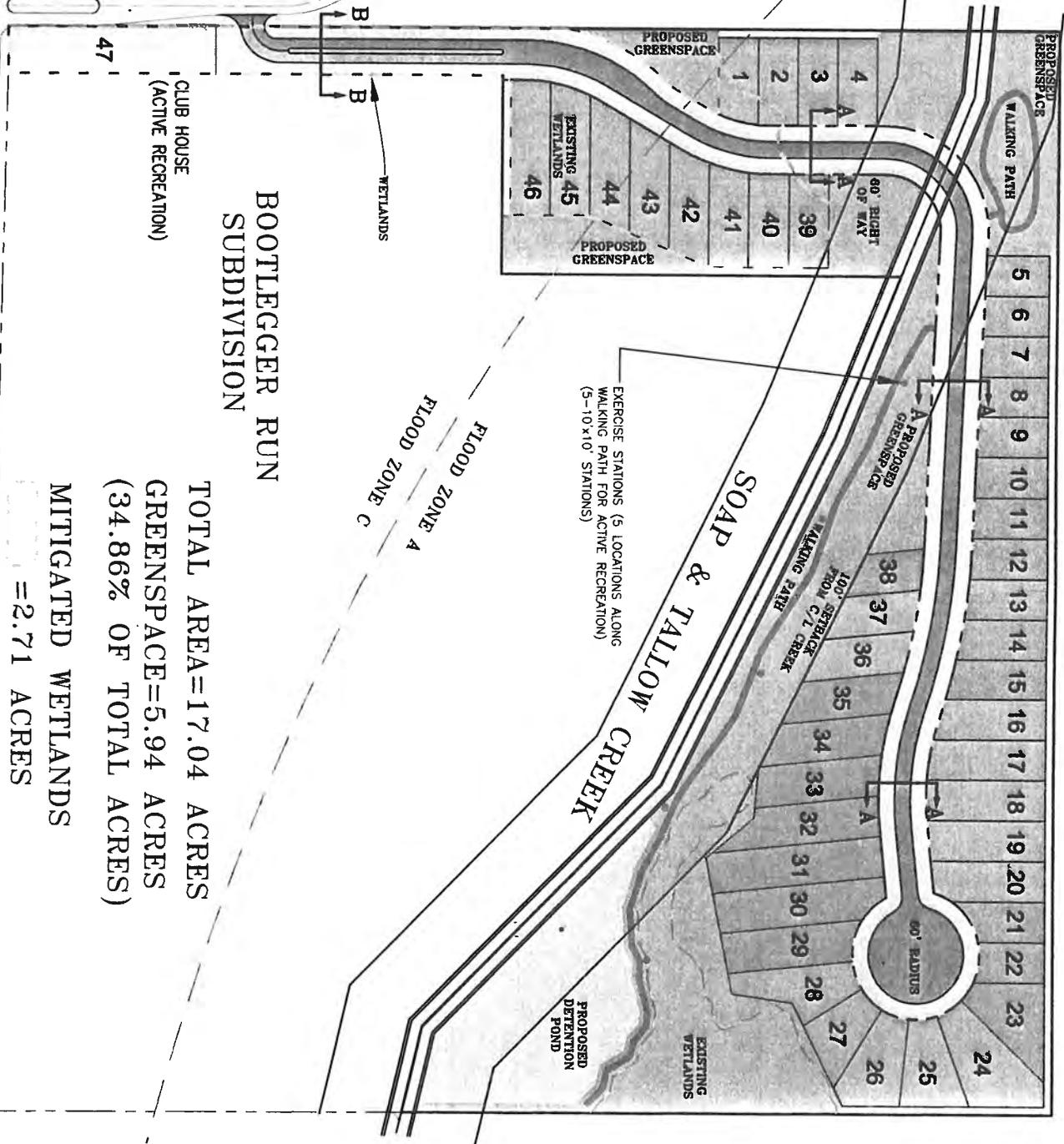
TOTAL AREA = 17.04 ACRES x 0.75 = 12.78 ACRES x (4) MAX. DENSITY = 31 LOTS

17.04 ACRES AREA
47 NO. OF UNITS
20 & 24 FEET STREET WIDTH
1913.4 LIN. FT. STREET LENGTH
LAKE PONTCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL
NO. OF PHASES: 1

PRELIMINARY AND SUBJECT TO CHANGE
09/16/14
FRANZ, J. ZEMER, P.E.
L.A. License No. 28232
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

ZONING = A-4 SINGLE FAMILY RESIDENTIAL
WILLOW BEND SUBDIVISION

WILLOW BEND DRIVE (ASPHALT)



CLUB HOUSE (ACTIVE RECREATION)
BOTTLELEGGER RUN SUBDIVISION
WETLANDS

FLOOD ZONE A
FLOOD ZONE C
SOAP & TALLOW CREEK
WALKING PATH FOR ACTIVE RECREATION (5-10 x 10' STATIONS)
TOTAL AREA=17.04 ACRES
GREENSPACE=5.94 ACRES (34.86% OF TOTAL ACRES)
MITIGATED WETLANDS = 2.71 ACRES

ZONING = A-4 SINGLE FAMILY RESIDENTIAL

ZONING = A-4 SINGLE FAMILY RESIDENTIAL

SCALE: 1" = 100'

LEGEND

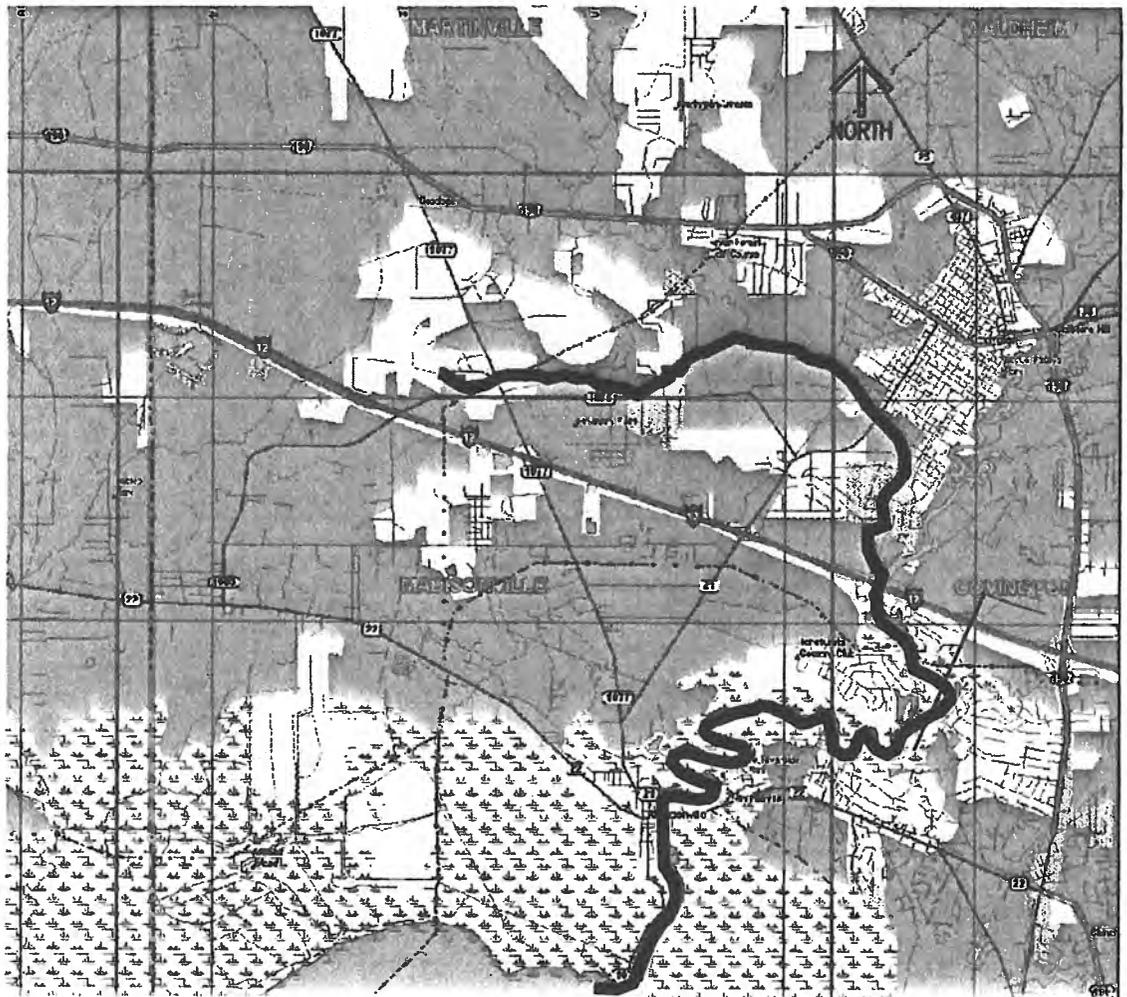
A - (MIN 50'x100')	3.67 AC
B - (MIN 50'x75')	1.66 AC
C - (MIN 50'x125')	1.38 AC
D - CLUB HOUSE (80' x 280')	0.36 AC
PASSIVE RECREATION	1.66 AC
GREEN SPACE	5.94 AC
WATER (POND)	1.18 AC
WATER (GREEN)	0.59 AC
WATER (WETLANDS)	1.01 AC
ROADWAY	1.19 AC

RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER (CENTRAL) SEWERAGE AND WATER CONNECTIONS CONNECTED TO A COMMUNITY OR ENVIRONMENTAL SERVICES BY A COMMUNITY (CENTRAL) WATER SYSTEM (SPP-1). NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SPP-1)
3. BUILDING SETBACKS SHALL BE: LOTS 1 THRU 4, 20' FRONT, 20' REAR AND 5' SIDE YARD
LOTS 5 THRU 15, 15' FRONT, 15' REAR AND 5' SIDE YARD
LOTS 16 THRU 20, 20' FRONT, 20' REAR AND 5' SIDE YARD
LOTS 21 THRU 23, 15' FRONT, 15' REAR AND 5' SIDE YARD
LOTS 24 THRU 25, 20' FRONT, 15' REAR AND 5' SIDE YARD
LOTS 26 THRU 35, 20' FRONT, 20' REAR AND 5' SIDE YARD
LOTS 36 THRU 37, 20' FRONT, 20' REAR AND 5' SIDE YARD
LOT 38 - 15' FRONT, 15' REAR AND 5' SIDE YARD
LOTS 39 THRU 46, 20' FRONT, 20' REAR AND 5' SIDE YARD
LOT 47 - 40' FRONT, 100' REAR AND 10' SIDE YARD.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE EASEMENTS OR STREET RIGHT OF WAY.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THIS SUBDIVISION IS IN FIRMAL COMMUNITY PANEL 225205 0205 C, DATED 10-17-89, AND IS CLASSIFIED AS BEING IN FLOOD ZONES "A", AND "C".
7. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED BY THE LATEST REVISIONS FROM FLOOD MAPS.
8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
9. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
10. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO WATER, SEWERAGE AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.
11. THE ATTENTIONED RESTRICTIONS SHALL BE RECTED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN.
12. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE.
13. DEVELOPER OR HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DETENTION PONDS.
14. IN ADDITION TO FOREGOING MINIMUM RESTRICTIVE COVENANTS, THE DEVELOPERS HAVE

OSAL OF SURFACE WATER
KE PONTCHARTRAIN
N/A
FOR THE WILLOWS
7 SOUTH RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.
S. MORE OR LESS.
LINES AND 4 BENCHES
1 SPACE AREAS

ZC14-11-100



2.5X
4"

**ULTIMATE DISPOSAL OF SURFACE WATER
TO LAKE PONCHARTRAIN**

N.T.S.

LEGAL DESCRIPTION FOR THE WILLOWS

LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA
THIS TRACT CONTAINS 17.04 ACRES, MORE OR LESS.

NOTE:

1 GAZEBO, 2 PICNIC TABLES AND 4 BENCHES
TO BE PLACED IN GREEN SPACE AREAS.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. it is located in Flood Zone A & C

FIRM Panel# 225205 0205 C DATED 10-17-1989

2014-11-100

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: REIHER, LLC - HENRY BILLOT

Developer's Address: 821 ASBURY DR, MANDEVILLE, LA 70471
Street City State Zip Code

Developer's Phone No. 985 373-0316
(Business) (Cell)

Subdivision Name: THE WILLOWS

Number of Acres in Development: 17.04 Number of Lots/Parcels in Development: 47

Ultimate Disposal of Surface Drainage: LAKE PONCHARTRAIN

Water Surface Runoff Mitigation Proposed: DETENTION FACILITY (SOAP & TALLOW)

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tidal Flow
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No

If yes, what are the hazardous materials? _____

- Does the subdivision front on any waterways? Yes No

If yes, what major streams or waterways? SOAP & TALLOW CREEK

2014-11-100

- Does the subdivision front on any major arterial streets? Yes No

If yes, which major arterial streets? 60' ON HWY 1085

- Will any smoke, dust or fumes be emitted as a result of operational construction? Yes No

If yes, please explain? _____

- Is the subdivision subject to inundation? Frequently Infrequently None at all

- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

h.) breach any Federal, State or Local standards relative to:

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

[Signature]
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

9/11/14
DATE

ZONING STAFF REPORT

Date: October 27, 2014
Case No.: ZC14-11-101
Posted: 10/17/14

Meeting Date: November 5, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Henry Billiot
OWNER: REIHER LLC
REQUESTED CHANGE: From I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. ; S3, T7S, R10E; Ward 1, District 3
SIZE: 17.04 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State & Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	I-2 (Industrial District)
South	Undeveloped & Residential	A-2 (Suburban District)
East	Undeveloped & Industrial	I-2 (Industrial District) & CB-1 (Community Based Facilities District)
West	Undeveloped & Residential	A-3 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Commercial – Industrial – Conservation – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

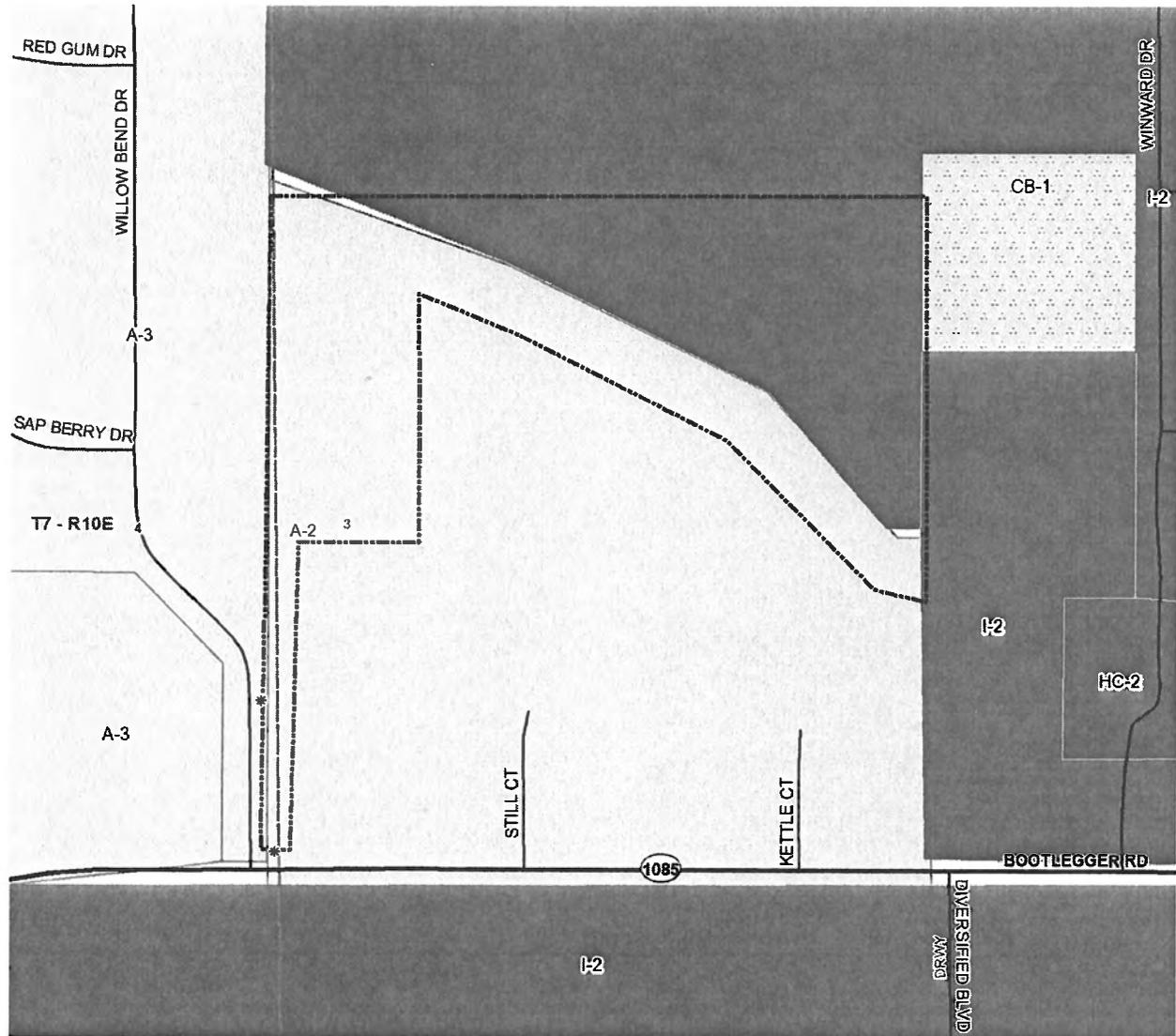
STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District). The site is located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. The 2025 future land use plan calls for the site to be developed as a Planned District with commercial and industrial uses and conservation area. Note that a zoning change (ZC14-11-100) to Planned Unit Development Overlay has been submitted for the same site, to create a residential subdivision.

STAFF RECOMMENDATION:

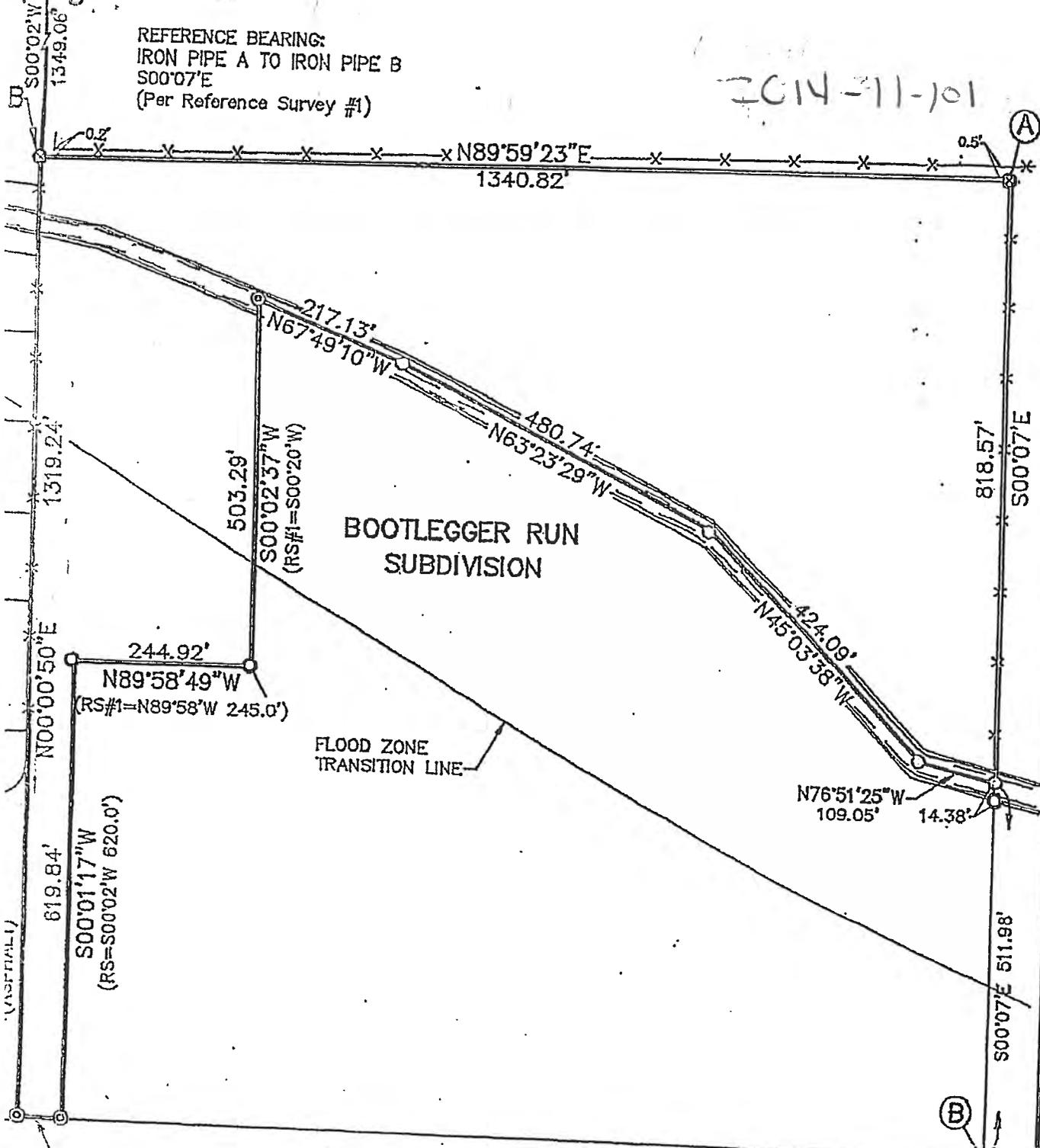
The staff recommends that the request for an A-4 (Single Family Residential District) designation be postponed, as further review of the requested is necessary.

CASE NO.: ZC14-11-101
PETITIONER: Henry Billiot
OWNER: REIHER LLC
REQUESTED CHANGE: From I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. ; S3, T7S, R10E; Ward 1, District 3
SIZE: 17.04 acres



REFERENCE BEARING:
 IRON PIPE A TO IRON PIPE B
 S00°07'E
 (Per Reference Survey #1)

2014-11-101



**LOUISIANA HIGHWAY NO. 1085
 (BOOTLEGGER ROAD)**

LEGEND

- ⊙ = 1" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY #1

property is located in Flood Zones A
 per F.E.M.A. Map No. 225205 0205 C,
 dated October 17, 1989.

REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
 HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
 SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
 AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
 PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
 UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEYS:

1. Plat of Bootlegger Run by Thomas J. Fontcuberta, Surveyor, dated 11-15-97, revised 1-08-98.
2. Plat of Willow Bend Subdivision, Ph. 1, by Kelly J. McHugh, Surveyor, dated 3-10-03, latest revision 4-19-06.

John G. Cummings and Associates
 Professional Land Surveyors

(985) 892-1540

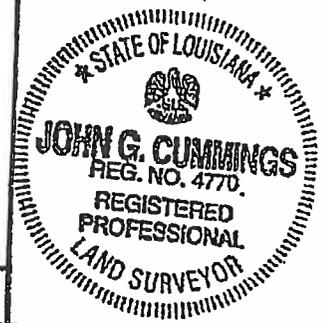
PERSON AVE. COVINGTON, LA. 70433

ED FOR: **DAVID SCHERER**

URVEY OF: A PARCEL OF LAND LOCATED IN SECTION 3,
 TOWNSHIP 7 SOUTH, RANGE 10 EAST,
 ST. TAMMANY PARISH, LOUISIANA.

PRESENTS A PHYSICAL SURVEY MADE ON
 ME, OR THOSE UNDER MY DIRECTION,
 TO ALL APPLICABLE STANDARDS SET
 BY THE STATE OF LOUISIANA, AND BEARS A

John G. Cummings
 PROFESSIONAL LAND SURVEYOR



1" = 200'	JOB NO. 06308	DATE: 9-22-06	REVISED: 2-13-07
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ZONING STAFF REPORT

Date: October 27, 2014

Meeting Date: November 5, 2014

Case No.: ZC14-11-102

Determination: Approved Amended Postponed Denied

Posted: 10/17/2014

GENERAL INFORMATION

PETITIONER: Denise Young
OWNER: David P. Miller & Denise Young
REQUESTED CHANGE: From A-3 (Suburban District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision ; S38, T8S, R11E; Ward 4, District 7
SIZE: 4.89 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt & unopened

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-4 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-4 Suburban District
West	Residential/Undeveloped	A-4 Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

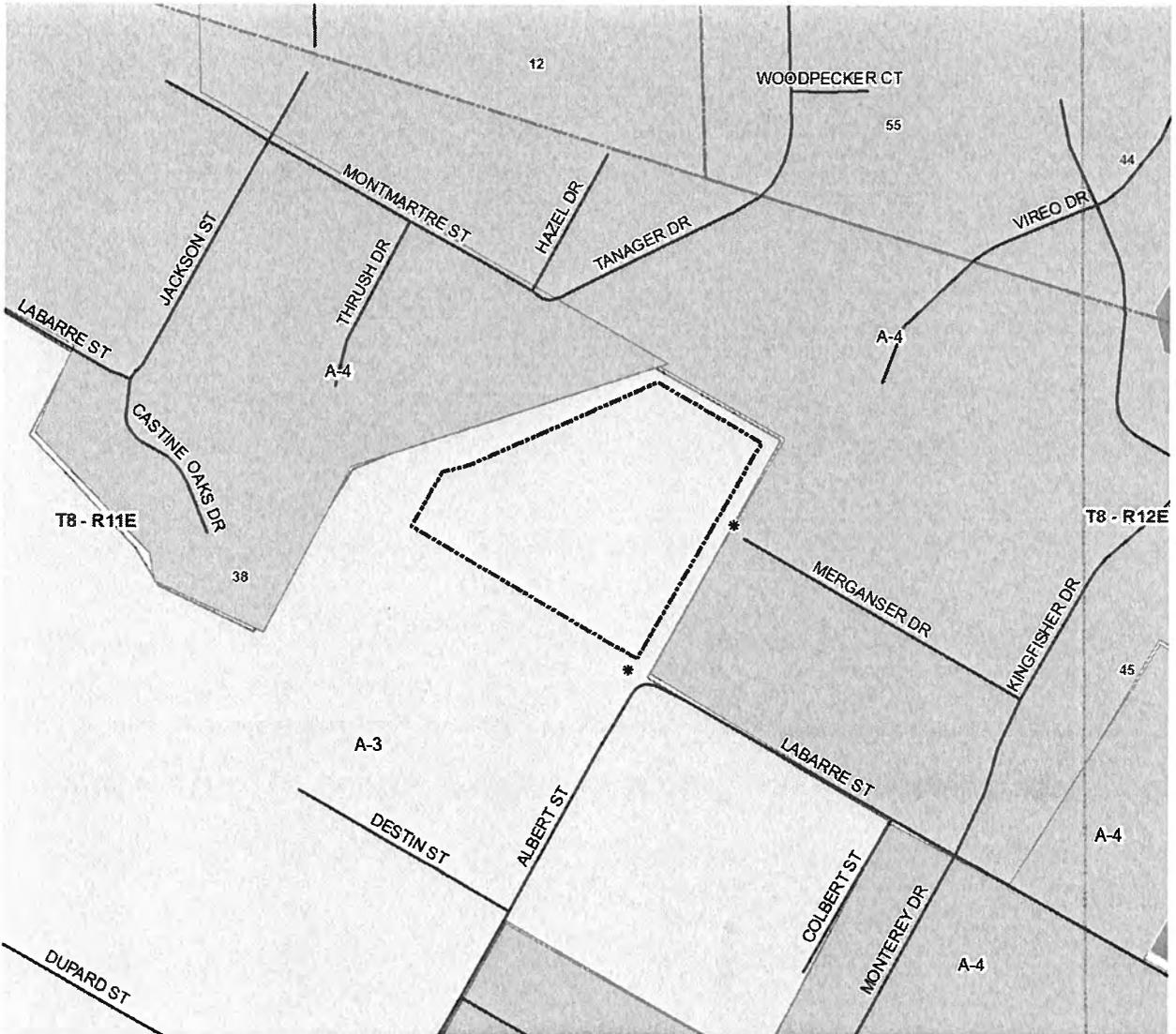
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-4A (Single Family Residential District). The site is located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to increase the density to A-4A; however, staff would not object to a request to change the zoning to A-4, as the parcel abuts properties zoned A-4 on 3 sides.

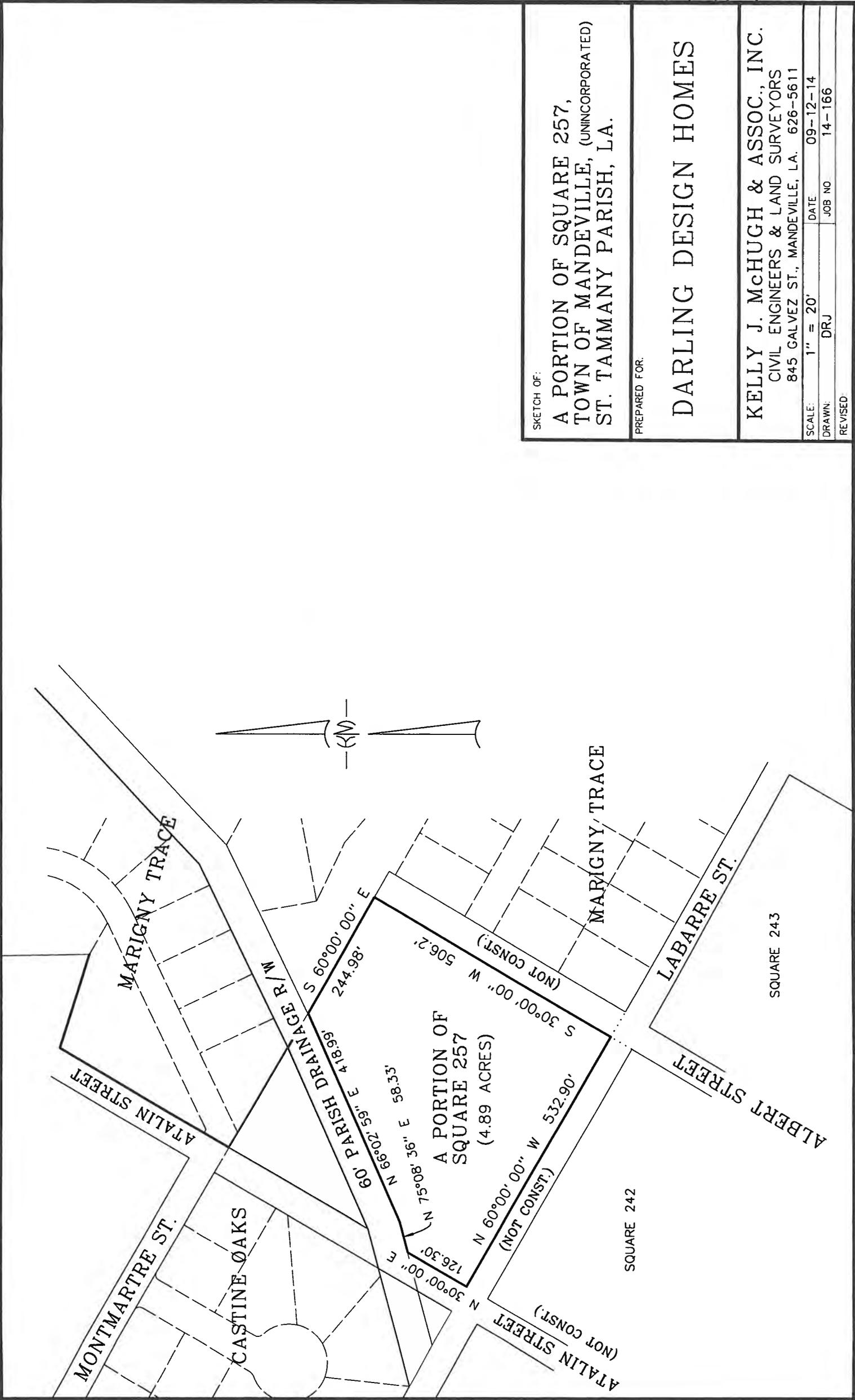
STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single Family Residential District) designation be denied.

CASE NO.: ZC14-11-102
PETITIONER: Denise Young
OWNER: David P. Miller & Denise Young
REQUESTED CHANGE: From A-3 (Suburban District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision ; S38, T8S, R11E; Ward 4, District 7
SIZE: 4.89 acres



2014-11-102



SKETCH OF:
 A PORTION OF SQUARE 257,
 TOWN OF MANDEVILLE, (UNINCORPORATED)
 ST. TAMMANY PARISH, LA.

PREPARED FOR:

DARLING DESIGN HOMES

KELLY J. MCHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 20'	DATE	09-12-14
DRAWN:	DRJ	JOB NO	14-166
REVISED			

ZONING STAFF REPORT

Date: October 27, 2014
Case No.: ZC06-06-047
Posted: 10/17/14

Meeting Date: November 5, 2014
Determination: Approved Amended Postponed Denied

GENERAL INFORMATION

PETITIONER: Arrow Engineering And Consulting, INC
OWNER: Tantella Development Group LLC
REQUESTED CHANGE: From to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road; S16 & 21, T6S, R10E; Ward 1, District 3
SIZE: 191.97 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential & Undeveloped	PUD (Planned Unit Development Overlay)
South	Residential	A-2 (Suburban District)
East	Residential & Undeveloped	A-1 (Suburban District)
West	Residential & Undeveloped	A-2 (Suburban District)

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** Yes

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD (Planned Unit Development Overlay). The site is located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road. The site was originally proposed to be developed with 127 single family residential lots on 254.74 acres, with three different categories of lot size: 5 acres, 29,734 sq.ft. and 12,633 sq.ft. The new proposal consists of 219 single family residential lots on 191.97 acres, with 209 lots ranging in sizes between 6,500 sq.ft. to 10,000 sq.ft and 10 lots ranging in size between 11,000 sq.ft. to 18,000 sq.ft. According to the wetland determination map submitted, the plan shows that the majority of the 219 lots are proposed to be located outside of the wetlands area. As originally proposed, the subdivision is proposed to have 2 accesses, one from Highway 1077 and one from Tantella Ranch Road.

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height for Residential	Must be Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located on site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

GREENSPACE

A total of 133.8 acres of greenspace (69.7%) is proposed to be provided including 0.35 acres dedicated to active recreation and 133.45 acres to passive recreation. The proposed active amenities will consists of a pool and tennis courts and the passive amenities will consist of a walking path (gravel or crushed limestone) and a pavilion. Note that the proposed walking path should be connected to Blue Jay Drive, it order to facilitate the accessibility.

COMPREHENSIVE PLAN ANALYSIS

The proposed development does not meet the 2025 Future Land Use plan which designates the area to be developed with agricultural uses. However, the site is proposed to be developed as a residential subdivision with a total of 133.8 acres of greenspace, which most of it, is dedicated and proposed to be preserved as undisturbed wetlands.

STAFF RECOMMENDATION:

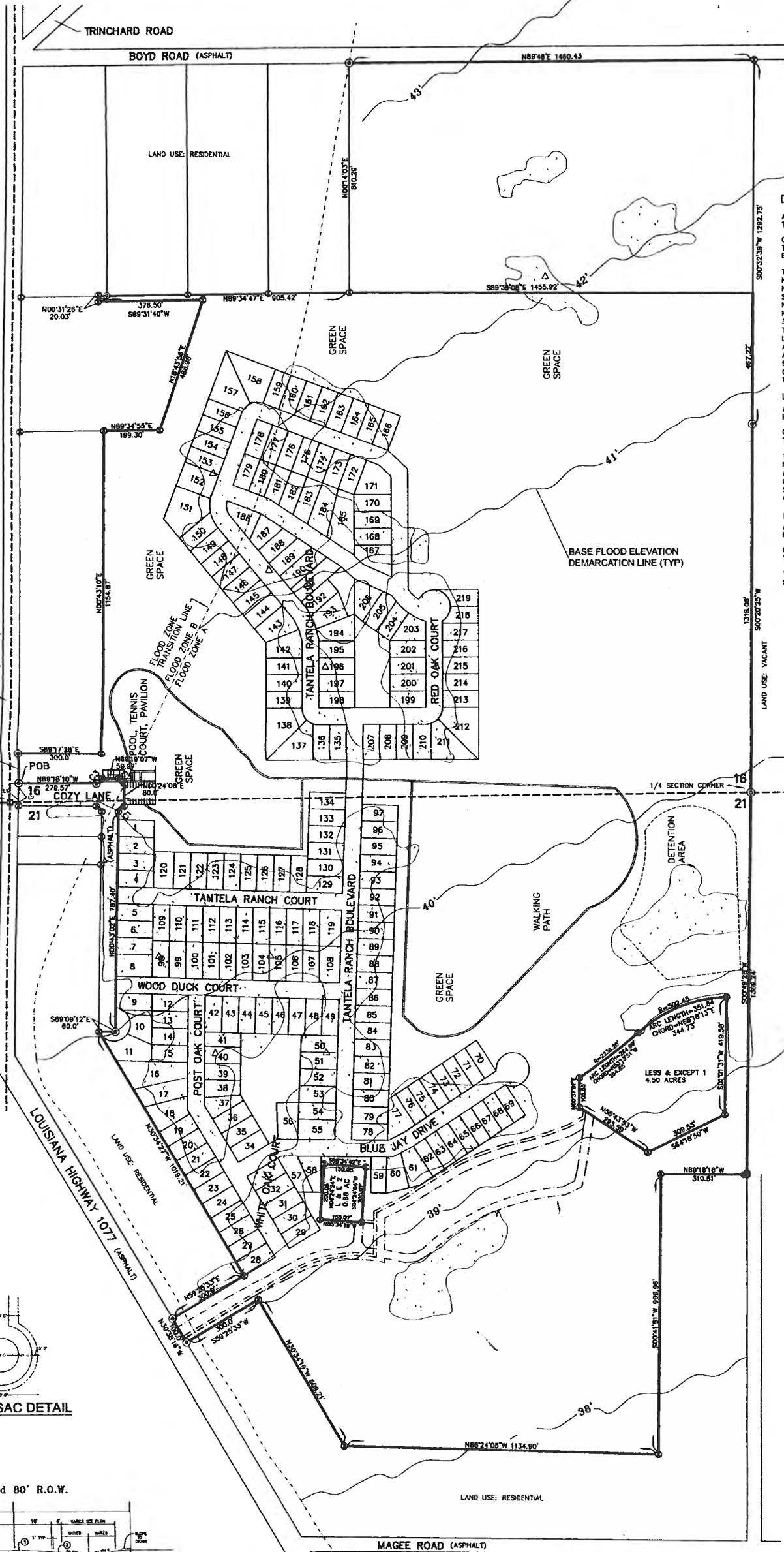
The staff recommends that the major amendment to the PUD (Planned Unit Development Overlay) designation be denied. The revised plan meets the objective of the PUD by preserving the wetlands located on the site; however, it fails to provide a variety of housing and creativity in its design. Moreover, the revised plan does not meet the condition of the tentative approval, which is to provide access to the lots of records located along Highway 1077 and Tantalla Ranch Road, that border the subdivision, from the interior subdivision streets (see attached originally approved PUD plan).

2006-06-047

B.
C.
D.
E.
F.
G.
H.
I.
J.



REFERENCE BEARING:
IRON ROD A TO IRON ROD B
N00°45'10"E
(PER TITLE)



DESCRIPTION:
A PARCEL OF LAND LOC TAMMANY PARISH, LOUISIANA COMMENCING FROM THE TOWNSHIP AND RANGE, BEGINNING,
THENCE N00°41'48"E 100 N89°34'55"E 189.30'; TH N00°31'28"E 20.03'; THE S00°32'58"W 487.22'; TH N89°18'18"W 310.51'; TH N30°34'19"W 808.21'; TH 300.0'; THENCE N30°34'; THENCE ALONG A CURVE LENGTH OF 31.53', AND ALONG A CURVE IN A N A CHORD OF N44°25'13" SOUTHWESTERLY DIRECT OF 545'46'13"W 28.24'; 187.18 ACRES.

LESS & EXCEPT 1
A PARCEL OF LAND LOC PARISH, LOUISIANA AND COMMENCING FROM THE TOWNSHIP AND RANGE,
THENCE N00°37'01"E 102 RADIUS OF 2236.28', AN ALONG A CURVE IN A N OF 351.87', AND A CHORD S84°78'50"W 309.53'; TH 504°24'04"W 200.07' TO

191.97 ACRE AREA
VARIES AVG. LOT SIZE
Asphalt ROAD SURFACING

AREAS:
LOTS 1-7 = 7800 SF
LOT 8 = 10354 SF
LOT 9 = 7714 SF
LOT 10 = 8597 SF
LOT 11 = 11617 SF
LOTS 12-15 = 7800 SF
LOT 16 = 9843 SF
LOT 17 = 12330 SF
LOT 18 = 12136 SF
LOTS 19-36 = 7800 SF
LOT 37 = 6,966 SF
LOTS 38-40 = 7800 SF
LOT 41 = 6502 SF
LOTS 42-54 = 7800 SF
LOT 55 = 9533 SF
LOT 56 = 9907 SF
LOT 57 = 8259 SF
LOT 58 = 7310 SF
LOTS 59 = 7800 SF
LOT 60 = 8850 SF
LOT 61 = 9760 SF
LOTS 62-78 = 6500 SF
LOT 77 = 9,200 SF

TANITELA RANCH ROAD (ASPHALT)

BOYD ROAD (ASPHALT)

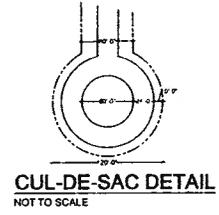
TRINCHARD ROAD

LOUISIANA HIGHWAY 1077 (ASPHALT)

MAGEE ROAD (ASPHALT)

SECTION CORNER 17
SECTION CORNER 20
SECTION CORNER 21

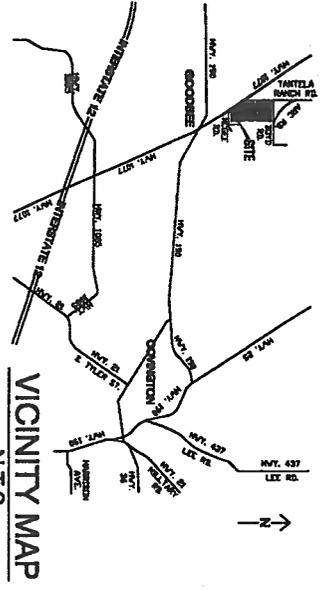
1/4 SECTION CORNER 16



60' and 80' R.O.W.

LEGEND: FOR ASPHALT PAVING
 (Symbol) 1" THICK ASPHALT
 (Symbol) 2" THICK ASPHALT
 (Symbol) 1" THICK ASPHALT OVER 1/2" THICK CEMENT CONCRETE
 (Symbol) 1" THICK ASPHALT OVER 1/2" THICK CEMENT CONCRETE WITH 1/2" THICK CEMENT CONCRETE

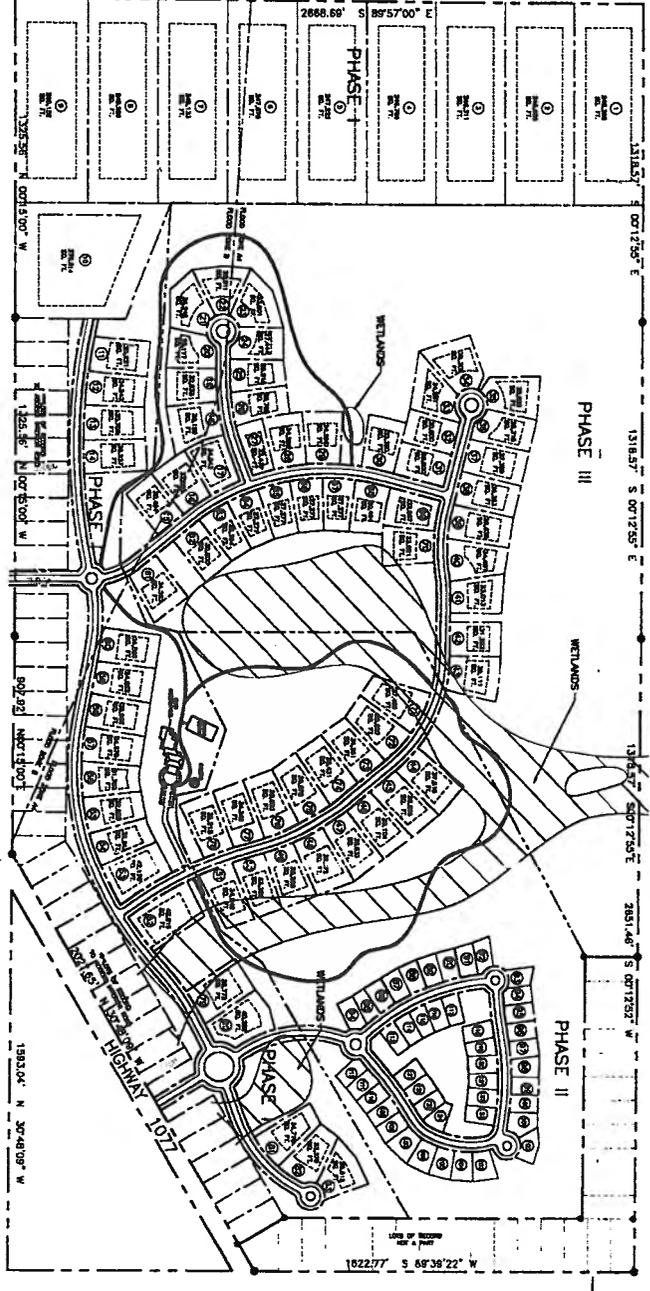
NOTES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONES A & B. PER F.E.M.A. MAP NO. 156205 0125 D. DATED OCTOBER 17, 1989.



TANTELLA RANCH SUBDIVISION

PLANNED UNIT DEVELOPMENT
 SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST
 CERP DEVELOPMENT, DEVELOPER
 KYLE ASSOCIATES, LLC, PLANNER/ENGINEER

AREA	269.83 ACRES	NO. OF LOTS	127	OFF-SITE	NO. OF PHASES	3
VARIES		AVG. LOT SIZE	24 FEET	SEWER SYSTEM	STREET WIDTH	24 FEET
ASPHALT		ROAD SURFACE	12,632.77 LN. FT.	WATER SYSTEM	STREET LENGTH	1,270.00 LN. FT.
				ULTIMATE SURFACE WATER DISPOSAL		LAKE PONTCHARTRAIN



LAND USE: RESIDENTIAL
 BOYD ROAD

LAND USE: W/OUT

WILKINSON ROAD

TANTELLA RANCH ROAD

McGEE ROAD

LAND USE: RESIDENTIAL

SITE DATA:

- TOTAL: 269.83 ACRES
- GROSS: 124.994 TOTAL ACRES (46% OF TOTAL ACRES)
- NET: 144.836 TOTAL ACRES (54% OF TOTAL ACRES)
- ACTIVE RECREATION: 0.438 ACRES (GENNIS COURSE, POOL, 0.25% OF TOTAL GROSS)

PHASE I: LOTS 1-14, 57-60, 79-83 (SUBJECT 2000)
 PHASE II: LOTS 44-51, 71-78, 84-127 (SUBJ. 2007, JAN 2008)
 PHASE III: LOTS 15-43, 61-70 (JAN 2009)

- NOTES:
- 1) MAXIMUM BUILDING HEIGHT WILL BE PER RESIDENTIAL CODE.
 - 2) LANDSCAPING BY LICENSED LANDSCAPE ARCHITECT TO MEET PARISH REQUIREMENTS.

RESTRICTIVE COVENANTS:

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS SERVICES OF ST. TAMMANY PARISH, WHEREVER A SERVICE IS PROVIDED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SHEP), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE EXCEPT FOR THE PURPOSES OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY CENTRAL WATER SYSTEM (SHEP) AND ANY OTHER WATER SYSTEM OR SERVICE OF THE COMMUNITY.
- CONSTITUTION OF ANY NATURE IS PROHIBITED IN PARISH DRIVeways OR STREET PARADES.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- THE WINDUPM FINISHED FLOOR ELEVATION REQUIRED IN ARA'S SUBJECT TO PERIODIC FLOODING INUNDATION FLOOD (ZONES A AND V) SHALL BE INDICATED.
- THE ST. TAMMANY PLANNING COMMISSION SHALL BE STATED.
- THE INDIVIDUAL CULVERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE STATED.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TO STREET RIGHTS-OF-WAY INTERSECT. (MARKED BY OIL, NO. H. MOBILE HOMES ARE NOT PERMITTED ON ANY LOT WITHIN TANTELLA RANCH SUBDIVISION.
- THE HOMEOWNERS ASSOCIATION WILL ASSUME PERPETUAL MAINTENANCE OF COMMON AREAS AND DETENTION PONS AND ASSURE THE CONTINUED PROTECTION OF THE P.U.D. CENTRAL SEWER SYSTEM TO BE PROVIDED OFFSITE.

EXISTING LOTS	RESERVED
PROPOSED DEVELOPMENT	ACTIVE
ACTIVE DEVELOPMENT	RESERVED
RESERVED	RESERVED

Planning • Civil Engineering • Landscape Architecture

KYLE ASSOCIATES, LLC
 505 Village Lane N. • Metairie, LA 70001 • (504) 887-8877

STAMP:

DATE:	REVISIONS:	APPROVED:

DATE	REVISIONS	APPROVED

TANTELLA RANCH SUBDIVISION

LOT LAYOUT

SCALE: (24x36) 1" = 300'-0"	DESIGNED BY: BCN
SCALE: (11x17) 1" = 600'-0"	DRAWN BY: TM
DATE: MAY 2006	CHECKED BY: FMK
	JOB NO: 40527

40527-PL-SITE-R2.dwg
 9/20/2008 11:03:33 AM

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Robert Bruno
Bruno Brothers Real Estate Management

Developer's Address: 70325 Hwy 1077 Covington LA 70433
Street City State Zip Code

Developer's Phone No. 985-792-7110
(Business) (Cell)

Subdivision Name: Tantella Ranch Subdivision

Number of Acres in Development: 219.35 Number of Lots/Parcels in Development: 231

Ultimate Disposal of Surface Drainage: Unnamed branch → Soap i Tallow Branch → Tchefuncte River

Water Surface Runoff Mitigation Proposed: Ditches to Detention Areas

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tilted
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? Yes No
If yes, what major streams or waterways? _____

- Does the subdivision front on any major arterial streets? Yes No

If yes, which major arterial streets? _____

- Will any smoke, dust or fumes be emitted as a result of operational construction? Yes No

If yes, please explain? _____

- Is the subdivision subject to inundation? Frequently Infrequently None at all

- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

h.) breach any Federal, State or Local standards relative to:

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

Darrell Fussell
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

10-6-14
DATE

ZCA-00-047



DEPARTMENT OF THE ARMY

NEW ORLEANS DISTRICT, CORPS OF ENGINEERS

P.O. BOX 60267

NEW ORLEANS, LOUISIANA 70160-0267

JUN 17 2009

REPLY TO
ATTENTION OF:

Operations Division
Surveillance and Enforcement Section

Mr. Michael Henry
Hydrik Wetlands Consultants
604 West Charles Street
Hammond, Louisiana 70401

Dear Mr. Henry:

Reference is made to your request, submitted on behalf of Robert Bruno, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Sections 16 and 21, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana (enclosed map). Specifically, this property is identified as a 213.18-acre tract on and northeast of LA 1077, east of Tantella Ranch Road.

Based on review of recent maps, aerial photography, soils data, and information provided with your request, we have determined that part of the property is wetland and may be subject to Corps' jurisdiction. The approximate limits of the wetland are designated in red on the map. A Department of the Army (DA) permit under Section 404 of the Clean Water Act will be required prior to the deposition or redistribution of dredged or fill material into wetlands that are waters of the United States. Additionally, a DA permit will be required if you propose to deposit dredged or fill material into other waters of the United States that may be jurisdictional on the property (shown in blue on the map).

You and your client are advised that this preliminary jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision prior to the expiration date or the District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

Should there be any questions concerning these matters, please contact Mr. Bill Nethery at (504) 862-1267 and reference our Account No. MVN 2009-00773-SQ. If you have specific questions regarding the permit process or permit applications, please contact our Eastern Evaluation Section at (504) 862-2766. The New Orleans District Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, please complete and return the enclosed Customer Service Survey or complete the survey on our web site at <http://per2.nwp.usace.army.mil/survey.html>.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete J. Serio".

ps
Pete J. Serio
Chief, Regulatory Branch

Enclosures

Site Details

- Site Total 223 acres
- Area Prev. Delineated For SELA 9.82 acres
- = Total Under Current Delin. 213.18 acres

Wetland/OW Area Calcs. (213.18 acre portion)

1. Wetlands 154.57 acres
2. Ponds 0.60 acres
3. Ditches/Other Waters
2652' L x 8' Avg. W (on site only)
= 21,216 sq.ft (0.48 acres)

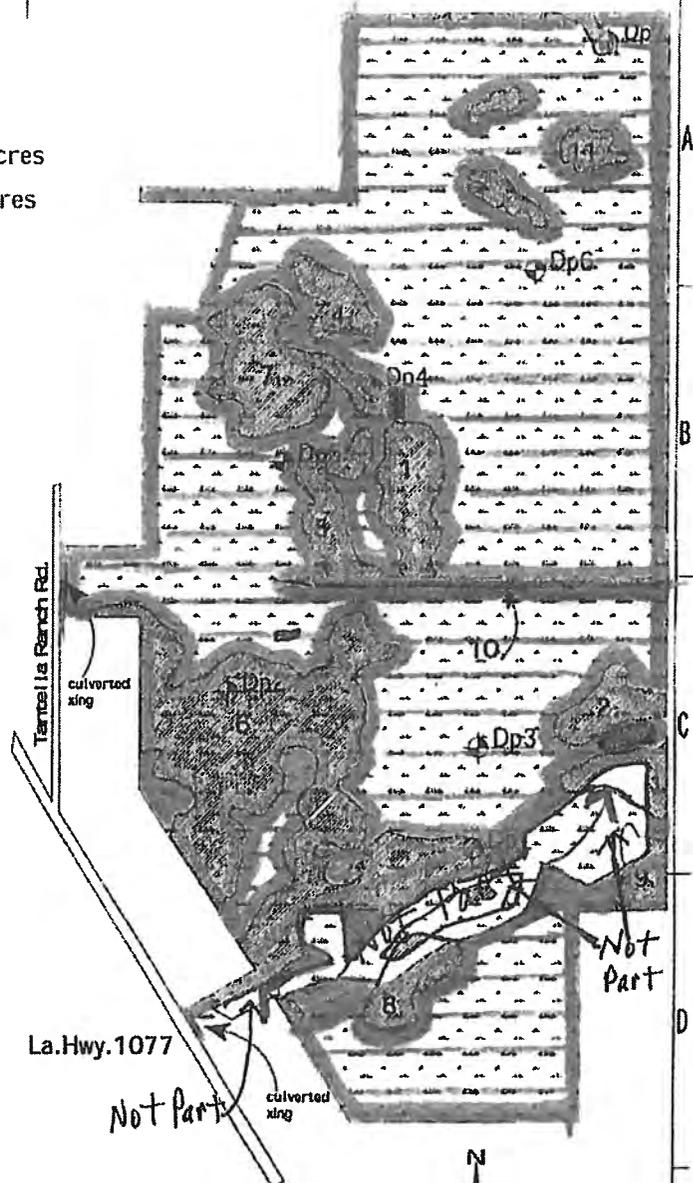
Total Wetlands 154.57 acres
Total Waters 1.08 acres

USAGE

5-26-09 I.H.

FOR William Nethery
Michael Henry
(# MW 2004-06773752)

- [Hatched Box] = WETLAND
- [Dotted Box] = NON WETLAND
- [White Box] = Waters of the US (404)



PRELIMINARY JURISDICTIONAL DETERMINATION

*NOTE! : Above wetland and upland calculations do not include acreage from the previously delineated portion for SELA. For reference those calculations are noted below and highlighted on the map above.

Area Prev. Delineated For SELA 9.82 acres (pending approval)

- non wetlands within SELA boundary 3.45 acres
- Wetlands within SELA boundary 6.37 acres

HYDRIK
604 west charles street
hammond, la 70401
985 429 0333 p
504 285 9888 f
www.hydrk.com

Designed by HWC LLC	Checked by Robert Bruno	Approved by MJH	DATE 05-26-09	DATE 05-26-09	SCALE 1" = 100'
Robert Bruno 213.18 acres Goodbee, LA La. Hwy 1077 'Tantale Ranch'		Wetland Delineation			